



21 SPACIOUS LUXURY TOWNHOMES IN LONDON

TOWN HOME FLOORPLANS & FEATURES



# SITEPLAN

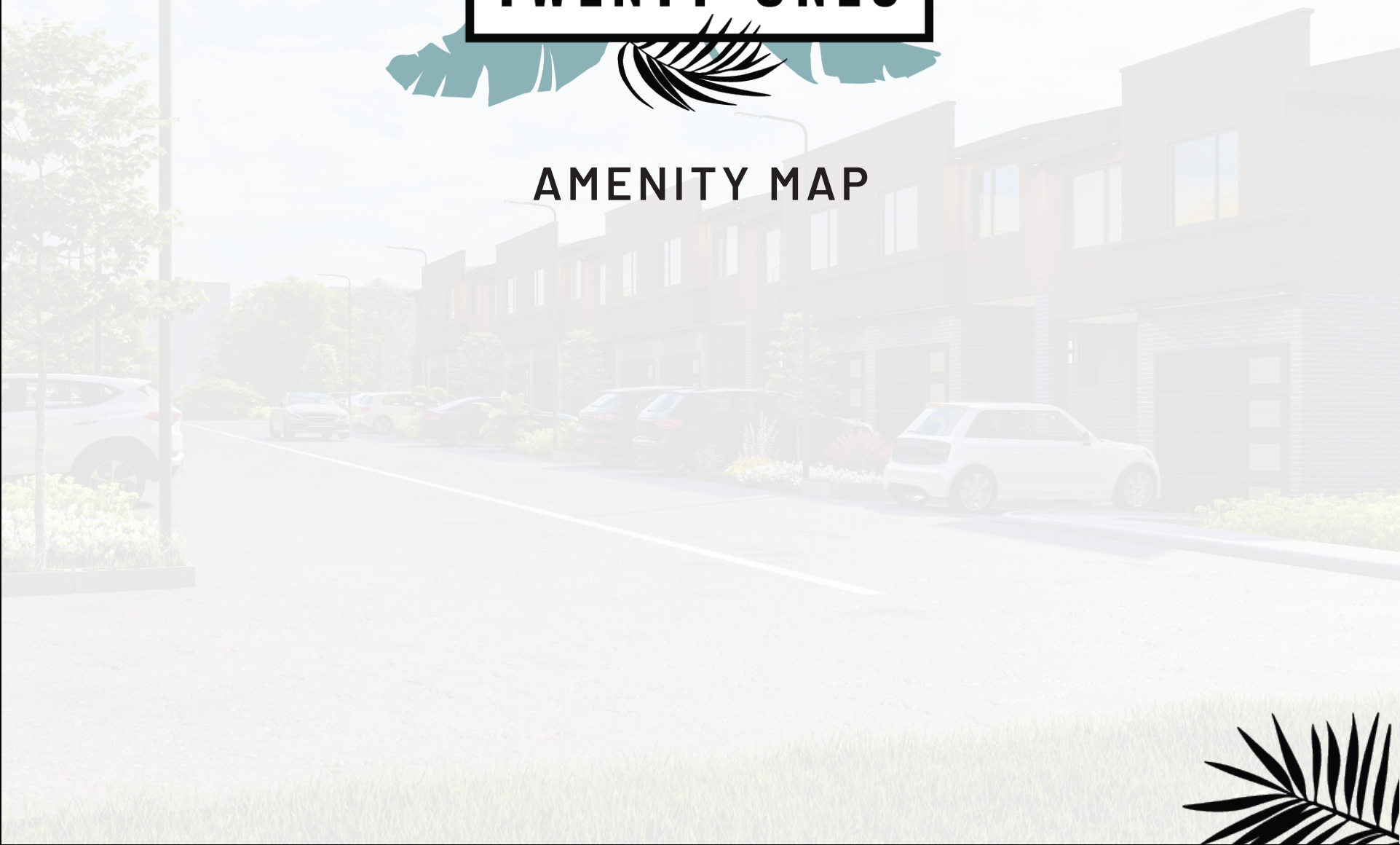


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## AMENITY MAP





# TALBOT TWENTY-ONES

## AMENITIES

### 402/401 HIGHWAY

#### SCHOOLS

- 1 • Westmount Public School - 1011 Viscount Rd, London
- 2 • Saunders Secondary School - 1011 Viscount Rd, London
- 3 • Byron Somerset Public School - 175 Whisperwood Ave
- 4 • École élémentaire La Pommerale - 3500 Settlement Trail
- 5 • Upcoming Elementary School (Walking Distance) - 3370 Regiment Rd

#### FITNESS

- 6 • GoodLife Fitness - 3090 Colonel Talbot Rd

#### PARKS & RECREATIONAL

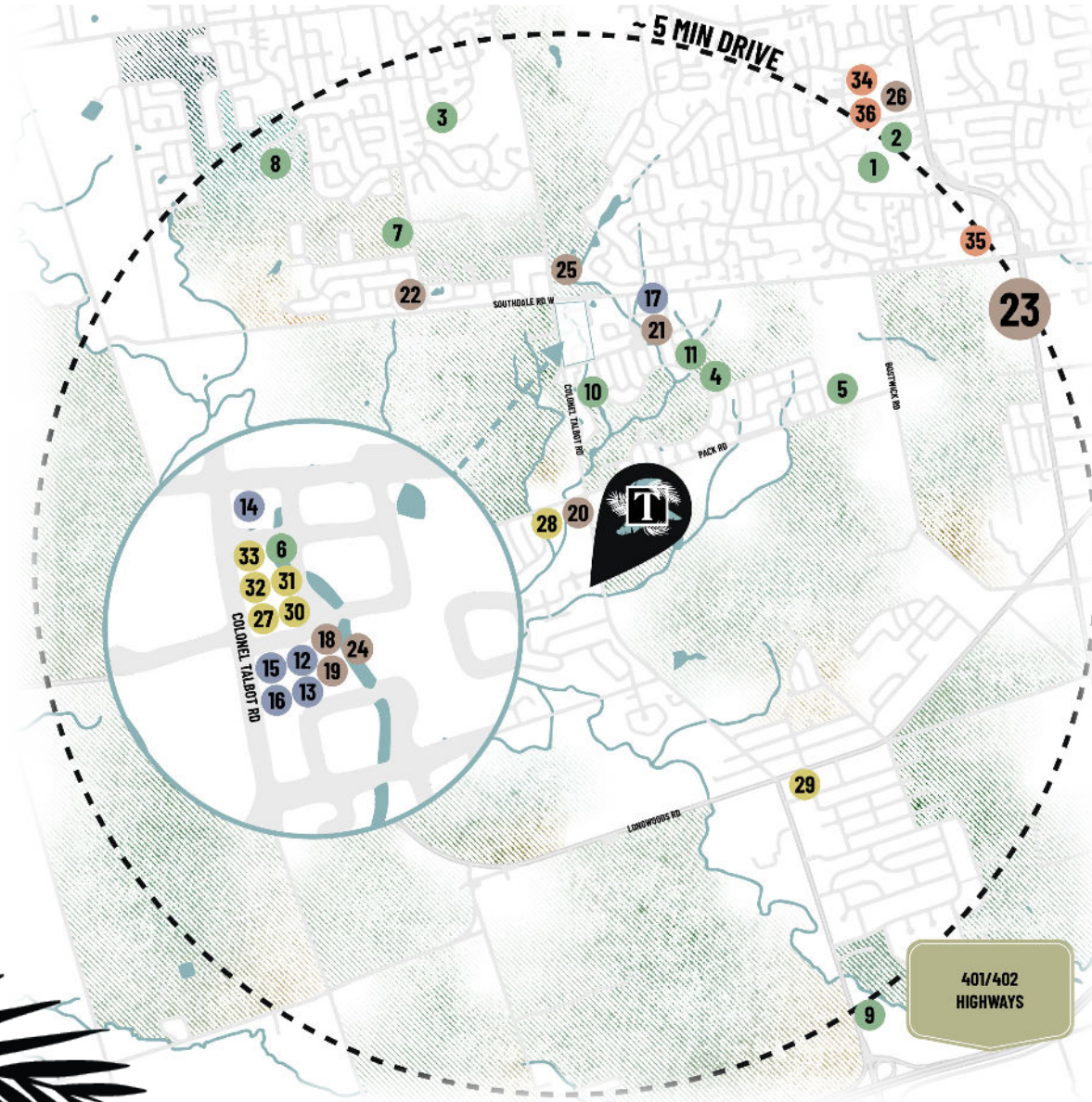
- 7 • Byron Optimist Sports Complex - 651 Boler Rd
- 8 • Boler Mountain Skiing - 689 Griffith St
- 9 • Greenhills Golf Club - 4838 Colonel Talbot Rd
- 10 • Talbot Village Wetlands Trail - 6959 Raleigh Blvd
- 11 • Talbot Park - 3500 Settlement Trail

#### PHARMACY/MEDICAL

- 12 • Shoppers Drug Mart - 3090 Colonel Talbot Rd
- 13 • Loblaw Pharmacy 3090 Colonel Talbot Rd
- 14 • Back n Motion - 3010 Colonel Talbot Rd
- 15 • PureSkin Dermatology - 3090 Colonel Talbot Rd
- 16 • London Lambeth Family Medicine Clinic - 3090 Colonel Talbot Rd
- 17 • Massage Addict - 825 Southdale Rd W

#### RESTAURANTS

- 18 • Dolcetto - 3090 Colonel Talbot Rd
- 19 • Tim Hortons - 3090 Colonel Talbot Rd
- 20 • A&W - 3425 Colonel Talbot Rd
- 21 • Shelbys Shawarma - 825 Southdale Rd W
- 22 • Boccocchini - 1140 Southdale Rd W



### 23 WESTWOOD MAJOR SHOPPING CENTRE - 3185 Wonderland Rd S

- **Home Hardware:** HomeDepot, Lowes, Canadian Tire
- **Banking:** CIBC, TD, RBC, BMO
- **Restaurants:** A&W, Baskin Robbins, Booster Juice, Boston Pizza, Build a Bowl, Buffalo Wild Wings, Beer Store, East Side Marios, LCBO, Marble Slab, McDonald's, Milestones, Pet Value, Pet Smart, Subway, Starbucks, Swiss Chalet, Tim Hortons, Wendys
- **Retail:** Bed Bath & Beyond, Marshalls, Winners & HomeSense, Sportchek, Sephora, Michaels, Staples, Toys R Us, Visions
- **Grocery:** Lotblaws, FreshCo

#### MORE RETAIL

- 24 • Dollarama - 3090 Colonel Talbot Rd
- 25 • Upcoming Nearby Shopping Centre - 952 Southdale Road West
- 26 • Westmount Mall - 785 Wonderland Rd S

#### GAS & GROCERY

- 27 • No-Frills - 3090 Colonel Talbot Rd
- 28 • Petro Canada & Carwash - 3425 Colonel Talbot Rd
- 29 • LCBO - 2480 Main St

#### BANKS

- 30 • TD Bank - 3090 Colonel Talbot Rd
- 31 • Scotia Bank - 3090 Colonel Talbot Rd
- 32 • Libro Credit Union - 3090 Colonel Talbot Rd
- 33 • Western Union - 3090 Colonel Talbot Rd

#### ENTERTAINMENT

- 34 • Cineplex Cinemas - 755 Wonderland Rd S
- 35 • Palasat Bowling - 141 Pine Valley Blvd
- 36 • Westmount Mall - 755 Wonderland Rd S





TALBOT

# TWENTY-ONES

FLOORPLANS



THE PINNACLE OF LUXE LIVING™

# PLAN 1 : SAGO (CORNER WALK-OUT) 3 STOREY, 4 BEDROOM, 3.5 BATH

WALK-OUT BASEMENT AREA

MAIN FLOOR AREA

UPPER FLOOR AREA

TOTAL SUITE AREA

PORCH AREA

DECK & BALCONY AREA

TOTAL AREA

PLUS A SPACIOUS PRIVATE FENCED BACKYARD

393 SQ. FT.

624 SQ. FT.

884 SQ. FT.

1901 SQ. FT.

142 SQ. FT.

163 SQ. FT.

2206 SQ. FT.



FEATURING A SPACIOUS PRIVATE BACKYARD  
BACKING ONTO 1+ ACRE OF ZONED GREENSPACE



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THE PINNACLE OF LUXE LIVING™

## PLAN 2 : YUCCA (INTERIOR WALK-OUT) 3 STOREY, 4 BEDROOM, 3.5 BATH

WALK-OUT BASEMENT AREA

MAIN FLOOR AREA

UPPER FLOOR AREA

TOTAL SUITE AREA

PORCH AREA

DECK & BALCONY AREA

TOTAL AREA

PLUS A SPACIOUS PRIVATE FENCED BACKYARD

393 SQ. FT.

618 SQ. FT.

876 SQ. FT.

1887 SQ. FT.

45 SQ. FT.

163 SQ. FT.

2095 SQ. FT.



FEATURING A SPACIOUS PRIVATE BACKYARD BACKING ONTO 1+ ACRE OF ZONED GREENSPACE



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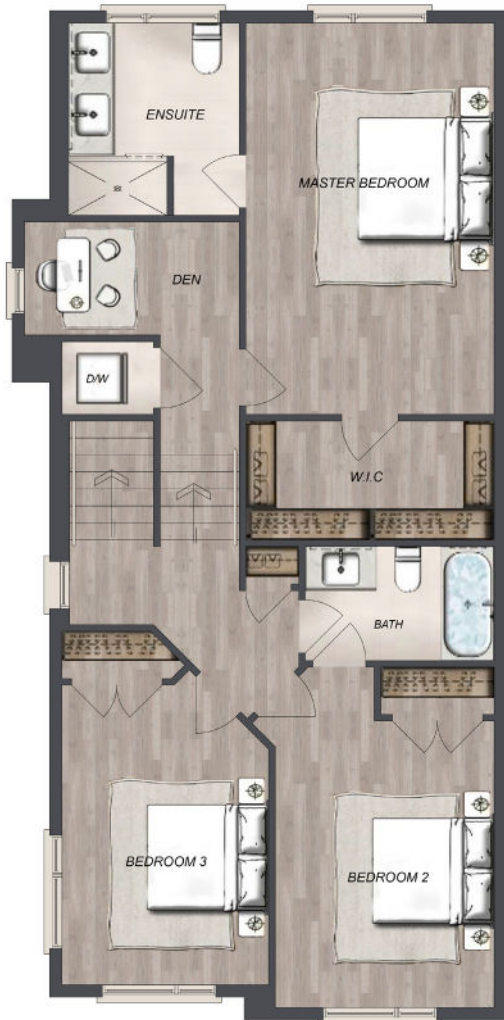


THE PINNACLE OF LUXE LIVING™

## PLAN 3 : CASCADE (CORNER) 3 STOREY, 4 BEDROOM, 3.5 BATH

BASEMENT AREA	693 SQ. FT.
MAIN FLOOR AREA	645 SQ. FT.
UPPER FLOOR AREA	838 SQ. FT.
TOTAL SUITE AREA	1876 SQ. FT.
PORCH AREA	142 SQ. FT.
DECK & BALCONY AREA	100 SQ. FT.
TOTAL AREA	2118 SQ. FT.
PLUS A SPACIOUS PRIVATE FENCED BACKYARD	

UPPER FLOOR

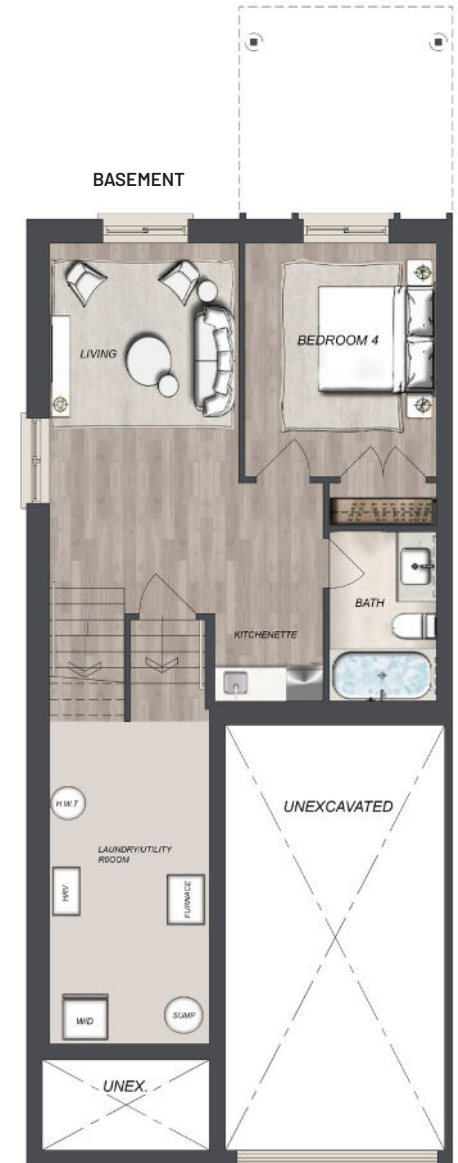


FEATURING A SPACIOUS PRIVATE BACKYARD SURROUNDED BY GREENERY

MAIN FLOOR



BASEMENT



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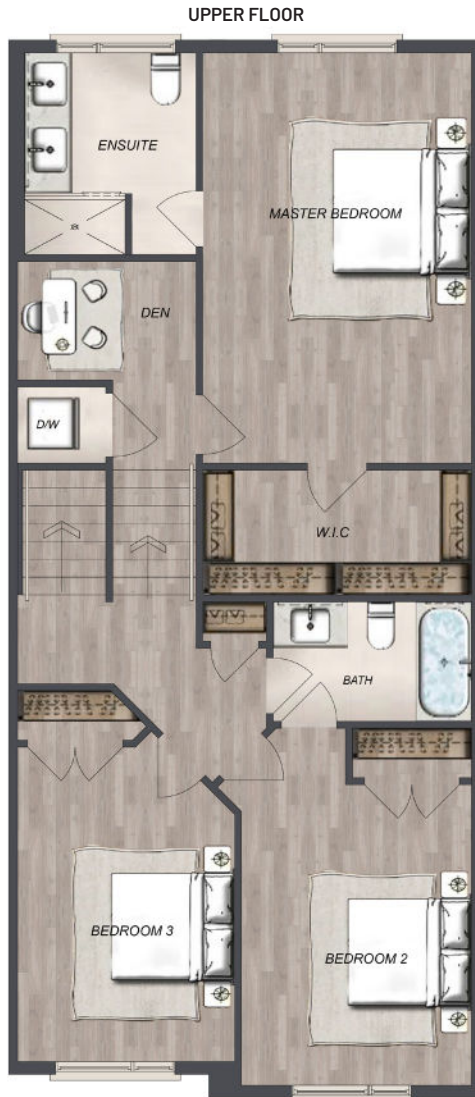




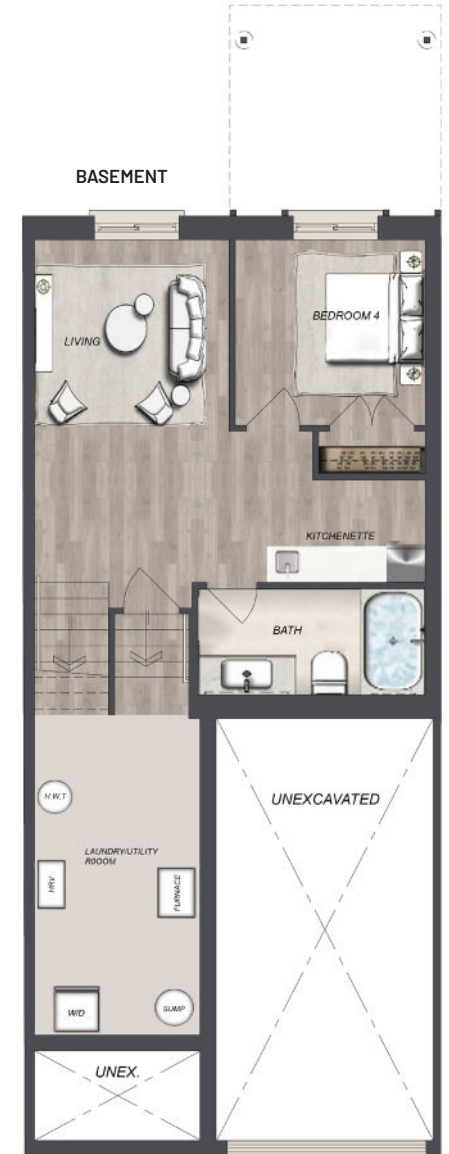
THE PINNACLE OF LUXE LIVING™

## PLAN 4 : PARLOR (INTERIOR) 3 STOREY, 4 BEDROOM, 3.5 BATH

BASEMENT AREA	393 SQ. FT.
MAIN FLOOR AREA	618 SQ. FT.
UPPER FLOOR AREA	815 SQ. FT.
TOTAL SUITE AREA	1825 SQ. FT.
PORCH AREA	45 SQ. FT.
DECK & BALCONY AREA	100 SQ. FT.
TOTAL AREA	1970 SQ. FT.
PLUS A SPACIOUS PRIVATE FENCED BACKYARD	



FEATURING A SPACIOUS PRIVATE BACKYARD SURROUNDED BY GREENERY



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An architectural rendering of a modern townhome development. The scene shows a central street with several cars parked on both sides. The townhomes are multi-story with a mix of brick and wood siding. There are trees and landscaping throughout the development. The image is overlaid with a semi-transparent white box containing text and decorative palm leaves.

TALBOT

# TWENTY-ONES

FEATURES







TALBOT

**TWENTY-ONES**

3557 COLONEL TALBOT RD, LONDON, ON. N6P 1H6

